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025676

WARRANTY DEED
Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS,

NO TRANSFER
TAX PAID

That I, RUTH F. COTE, f/k/a Ruth C. Ferland, of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by CARL P. COTE and RUTH F. COTE, husband and wife, both of Waterville, in the County of Kennebec and State of Maine, and whose mailing address is 10 Collette Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said CARL P. COTE and RUTH F. COTE, as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

COMMENCING at a point and iron pin at the northwesterly corner of land now or formerly owned by Robert D. Gagne and Cecile B. Gagne; thence running southerly for a distance of seventy-eight (78') feet, more or less, to a point and an iron pin on line of land now or formerly owned by Thomas E. and Laura Pelkey; thence running westerly for a distance of ninety (90') feet, more or less, along said Pelkey's line to Collette Street; thence running northerly along said Collette Street for a distance of seventy-eight (78') feet, more or less, to the southwesterly corner of lot number twelve (12) of a Plan of Collette Street hereinafter described; thence running along the line of said Lot Number Twelve (12) for a distance of ninety (90') feet, to the iron pin and the point of beginning.

BEING a portion of lot numbered thirteen (13) according to a Plan of Lots known as Plan of Collette Street, said Plan being made by Francis Armstrong, C.E., for Thomas E. Pelkey and Laura Pelkey, dated July 1947. A portion of lot number thirteen (13) has been heretofore conveyed to the said Robert D. Gagne et ux by Warranty Deed from Robert D. Gagne, et al dated August 21, 1970, recorded in Kennebec County Registry of Deeds, Book 1528, Page 799. The purpose of the aforementioned deed was to make the herein-conveyed lot rectangular.

IT IS further agreed that no part of house or foundation shall be erected nearer than fifteen (15') feet from the street line, and no house shall be more than a two-family house and shall be restricted to cost not less than five thousand (\$5,000.00) dollars. It is also agreed that no part of said premises shall be used for any commercial purposes of any kind whatsoever.

MEANING and INTENDING hereby to convey the premises acquired by the within Grantor by Warranty Deed of Robert D. Gagne et al dated October 13, 1970, and recorded in the Kennebec County Registry of Deeds in Book 1533, Page 676.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **CARL P. COTE** and **RUTH F. COTE** as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do **covenant** with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **RUTH F. COTE** joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29th day of September, in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Ruth F. Cote
Ruth F. Cote

STATE OF MAINE
KENNEBEC, SS.

September 29, 1987

Personally appeared the above named **RUTH F. COTE** and acknowledged the foregoing instrument to be her free act and deed.

Before me,



RECEIVED KENNEBEC SS.

1987 OCT -2 AM 9:00

RECORDED FROM ORIGINAL

Natalie P. Bragg
Notary Public
Print Name Natalie P. Bragg